



## UPPER UWCHLAN TOWNSHIP

Planning Commission

June 13, 2019

6:00 p.m. – Work Session

7:00 p.m. – Meeting

Minutes

Approved

(with revision)

LOCATION: Temporary Township Administration Office  
415 Eagleview Boulevard, Suite 116, Exton PA 19341

### In Attendance:

Bob Schoenberger, Chair, Jim Dewees, Joe Stoyack, Jim Shrimp, Jeff Smith, Brett Hand, Chad Adams, Mary Lou Lowrie – Gilmore & Associates (7:00 p.m.), Gwen Jonik, Planning Commission Secretary

Invited Guest: Stan Stubbe, Township Lighting Consultant (6:00 p.m. Work Session)

Bob Schoenberger called the Work Session to order at 6:15 p.m.

### 6:00 Work Session

#### Ordinance Amendments - Discussion

Discussion centered on sections of the "Lighting" ordinance (§162-58, 200-79) as follows:

1. Updates to the ordinances are needed regarding protection from glare – from traditional lighting without proper placement – angle, height; adequate shields; and from LED sources due to the color ("blue spike").
2. LED lighting – for commercial, restrict to 3000 degrees Kelvin; residential 2700K; residential post lamps <40W with full shield/cut-off;
3. new LEDs – each one is like a spotlight and can be aimed;
4. guard against high angle glare from sign lighting
5. if a business isn't open all night, lights should be extinguished at 11:00 p.m.
6. Ground-lit signs -- should be lighted from the top, aimed down
7. Replace traditional bulbs with LED, being careful to stay within restrictions;
8. If recently replaced with LED and there's excessive glare, ask owner to replace within the restrictions as suggested above;
9. The current Village lighting doesn't have full cut-off and if converted to LED, there'd be too much glare. This needs further discussion.
10. Best way to enforce lighting regulations is to have an expert inspect the installation prior to issuing a Certificate of Occupancy. If the installation doesn't comply with the approved Plan, it needs to be adjusted for compliance.

Action/Next Steps: Mr. Stubbe will update his 2018 memo on this subject for the Planning Commission's and Township Solicitor's review.

### 7:00 Meeting

Bob Schoenberger called the meeting to order at 7:03 p.m. as a quorum was present.

#### Eagleview Corporate Center Lot 4 – Preliminary Land Development Plan

Neal Fisher introduced a preliminary land development plan for Eagleview Corporate Center Lot 4. The business in the existing 1-story flex building is growing and they're proposing 27 new parking spaces – including several enhanced handicapped parking spaces, curbing, sidewalk, and storm water management facilities. They will replace trees along Pennsylvania Drive that might be disturbed with this project, increased impervious coverage will be managed through the underground infiltration basin.

Joe Stoyack moved, seconded by Jeff Smith, to accept the Plan for Consultants' review. The Motion carried with 6 in favor and 1 abstention (Hand).

#### Struble Trail Extension – Phase II – Conditional Use/Land Development Plan

Skip Brion, Esq., Dave Stauffer – Chester County Department of Facilities & Parks, and Nick Feola, P.E. – Bursich Associates, were in attendance. Mr. Brion provided a brief history of the project – most recently, the Trail extension and trailhead improvement Plan. This conditional use Application and land development Plan proposes extending the Trail from its existing terminus at the parking lot on the southeast side of Dorlan Mill Road, crossing the road, and continuing to the Marsh Creek State Park property via the County's 20' wide easement. The Trail will be 10' wide, narrowing to 8.5' – 9.0' where topography warrants; with a retaining wall where the slopes call for it (RediRock wall); fencing; the road crossing Plan was previously submitted to and approved by PennDOT; stormwater managed via underground infrastructure flowing to the rain garden at the parking lot. Two waivers are sought: to combine preliminary and final plan submissions and related to stormwater discharge. The County will comply with the Consultants' comments contained in Gilmore's June 11, 2019 letter.

Discussion included that there will be warning signs where the trail narrows; the fence – round, 3-rail, galvanized, smooth -- will be on the wall on the low side of the trail; the road crossing warnings will be overhead signs, bollards and potentially a half-gate.

The Commission suggests that mesh be installed between the rails of the fence; they'd like to see fencing and RediRock wall details before their July 11 meeting; if they have questions/comments on either, they'd like the County to attend the July 11 meeting.

Jim Dewees moved, seconded by Jeff Smith, to recommend to the Board of Supervisors that the Conditional Use Hearing be conducted. They'd like to see more details of the retaining wall style/color and fencing prior to their July 11, 2019 meeting, and if they have further questions, they'll want the County to attend that meeting. The Commission favors the extension of the Trail. The Motion carried unanimously.

Maria Kane, Esq., of McKenna Snyder LLC, the Firm representing the Township in the Conditional Use Application, mentioned a small parcel of unclear ownership near the juncture of the lands of Marsh Creek State Park and the Shryock property that may or may not be within this project area. Bob Schoenberger moved, seconded by Brett Hand, to call this to the Board of Supervisors' attention. The Motion carried unanimously.

#### Approval of Minutes

Jim Dewees moved, seconded by Jim Shrimp, to approve as presented the minutes of the May 9, 2019 Planning Commission work session and meeting. The Motion carried unanimously.

#### Open Session

Commission members reviewed the consultants' comments for the Eagle Retail Associates / Starbucks conditional use application and Gunner Properties/160 Park Road conditional use

application. The Commission is concerned with traffic issues for both projects. Is there more than adequate stacking area if the Starbucks drive-through is approved, so that it doesn't interfere with Simpson Drive and Route 100. Concerns related to Gunner Properties are that there's not adequate room in the left-turn lane on Park Road to turn north on Route 100; and the safety of those crossing from the proposed off-site parking. Hearings were held June 11, 2019 for these projects. Commission members should submit additional comments for the Board's consideration while drafting the Decision.

Bob Schoenberger announced the next work session / meeting is scheduled for July 11, 2019 at the temporary Township Administration Office – 415 Eagleview Boulevard, Suite 116, Exton PA 19341.

Adjournment

Jim Dewees moved, seconded by Jeff Smith, to adjourn at 8:30 PM. All were in favor.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary